

16-(10-11)

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BASIS OF BEARINGS:

LAMBERT GRID, WASH. SOUTH ZONE FROM THE OFFICIAL MAP TOWN OF LONG BEACH BY HILL & JAY ASSOC. DATED AUG. 1970 BASED ON FOUND MONUMENTS ON THE CENTERLINE OF WASHINGTON AVE. AND S 7th ST. AS SHOWN. DISTANCE SHOWN = FIELD

SURVEY PROCEDURE:

A RANDOM TRAVERSE WAS RUN FROM THE CITY OF LONG BEACH CONTROLLING CENTERLINE MONUMENTATION. SINCE THE PERTINENT DEEDS CALLED FOR THE PLAT, BLOCK CORNERS, AND CENTERLINE OF STREETS EXTENDED, THE BOUNDARY LINES OF THE PARCELS SURVEYED WERE CALCULATED STRICTLY BASED ON THE OFFICIAL MAP OF LONG BEACH AND THE ABOVE-DESCRIBED MONUMENTS, I MONUMENTED THE LINES ACCORDINGLY.

HOWEVER, AT THE EAST LINE OF BLOCK 80 (CITY OF LONG BEACH) AND THE WEST LINE OF PARCEL 2, I FIND THAT: (REFER TO DETAIL DRAWING) 1) AN OLD FENCE, AND ITS REMNANTS, RUNNING NORTH & SOUTH, FROM BLOCK 80 TO BLOCK 80 IS 3' TO 4' WEST OF THE PLAT LINE; 2) RECENT MONUMENTATION IS OUT OF LINE, WITHOUT ANY EXPLANATION; 3) THE LANDOWNER OF LOT 8, BLOCK 80 RECENTLY BUILT A RETAINING WALL OUT OF RAILROAD TIES, VERY NEARLY ON WHERE THE OLD FENCE AND ITS EXTENSIONS WOULD BE.

FROM MY FINDINGS I HAVE CONCLUDED: THERE IS AN OVERLAP OF THE CITY OF LONG BEACH PER THE OFFICIAL MAP AND THE OLD FENCE OF 3' TO 4' AND THAT THIS PRESENTS A "CLOUD OF TITLE" AS TO THIS 3' TO 4' STRIP OF LAND, SINCE ADJOINING LANDOWNERS MAY HAVE RIGHTS TO THIS STRIP OF LAND, BASED ON THE LEGAL DOCTRINES OF ESTOPPEL, ACQUIESCENCE, OR ADVERSE POSSESSION.

IT IS MY OPINION THAT MR. BISHOP, AND OTHERS TO THE NORTH, HAVE A GOOD CLAIM TO THESE LANDS WEST TO THE FENCE, HOWEVER IT WOULD TAKE THE PROPER COURT TO MAKE THAT ADJUDICATION.

TO AVOID LITIGATION AND TO REMOVE THE "CLOUD OF TITLE" OVER THIS STRIP, ADJOINING LANDOWNERS MAY WISH TO ENTER INTO A BOUNDARY LINE AGREEMENT. REGARDLESS EACH SHOULD CONSULT THE ADVICE OF THEIR ATTORNEY.

LEGEND:

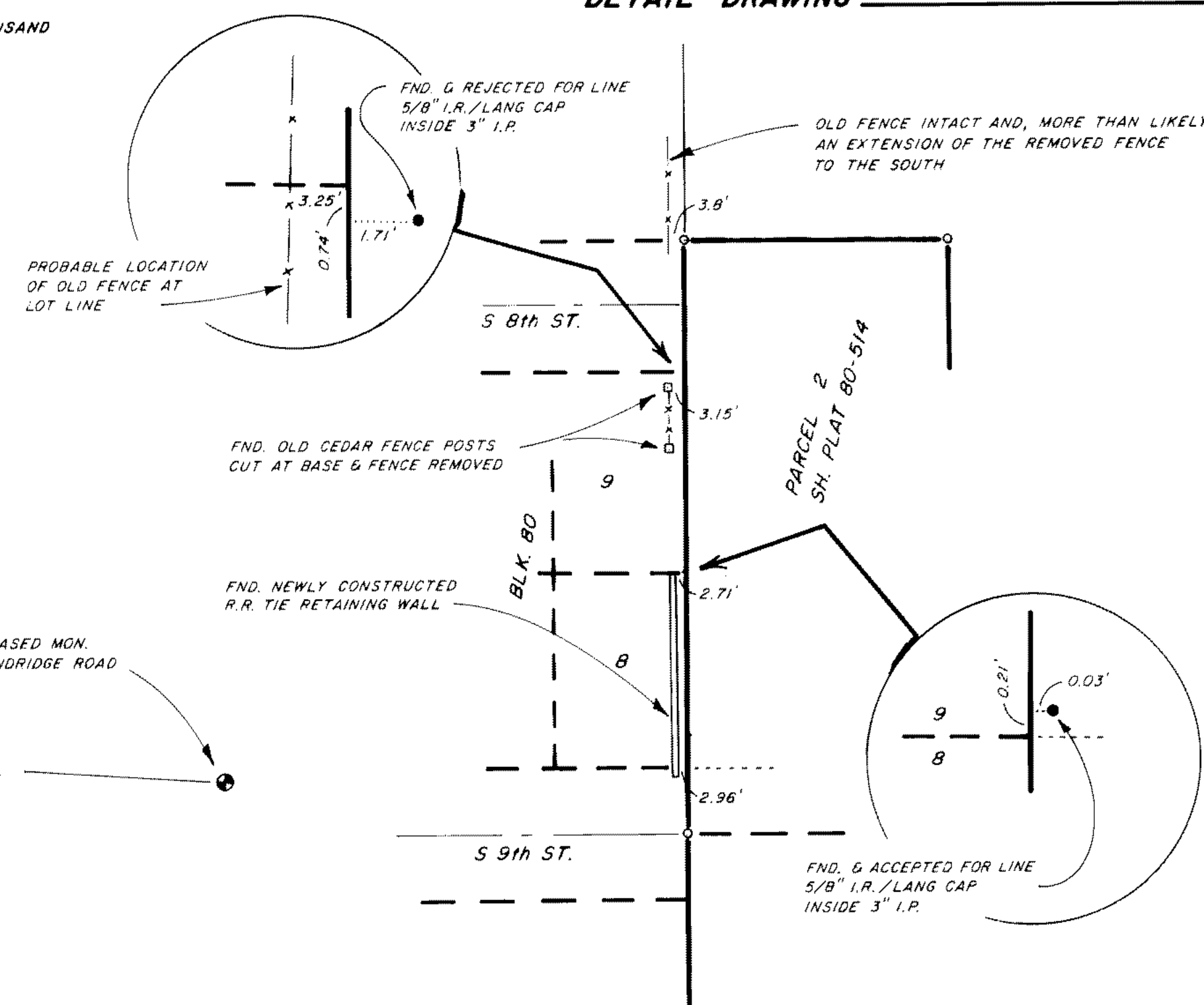
- = SET 1/2"x30" IRON ROD WITH CAP MARKED "FERRIER LS 20682"
- () = BEARING AND/OR DISTANCE OF RECORD, WHERE DIFFERENT FROM FIELD
- = FOUND (FND.) MONUMENTS AS NOTED

EQUIPMENT USED:

LIEZT SOKKISHA SDM3FD SEMI-TOTAL STA. EDM, PENTAX PRISM

RELATIVE ACCURACY:

EXCEEDS ONE FOOT IN TEN THOUSAND

DETAIL DRAWING

SE1/4 of SW1/4 of
SEC. 16, TWP. 10 N, RGE. 11 W.W.M.

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AUDITOR'S CERTIFICATE

Filed for record this 21st day of OCT. 19 92 at 4:45 P.M. in book 6 of Survey 70 at the request of KARL W. FERRIER

Karl W. Ferrier
County Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of BILL BISHOP in OCTOBER 19 92

Certificate No. 20682

DESCRIPTION: RECORD OF SURVEY

PARCEL 2 SHORT SUBDIVISION No. 80-514 AND TAX LOTS 53 & 120 DESCRIBED BY DEED AT VOL. 8307, P. 187 AND VOL. 8711, P. 683-684.

PACIFIC COUNTY, WASHINGTON

92R07B (LBI.TRV)

KARL W. FERRIER REG. LAND SURVEYOR
WASHINGTON & OREGON
P.O. BOX 1159
OCEAN PARK, WASH. 98640

(206) 665-4550 (503) 345-2456

DWN BY J.A. Smith	DATE Oct. 21, 1992	CHKD BY K.W. Ferrier
CREW CHIEF R.A. Davis	SCALE 1"=100'	SHEET 1 OF 1